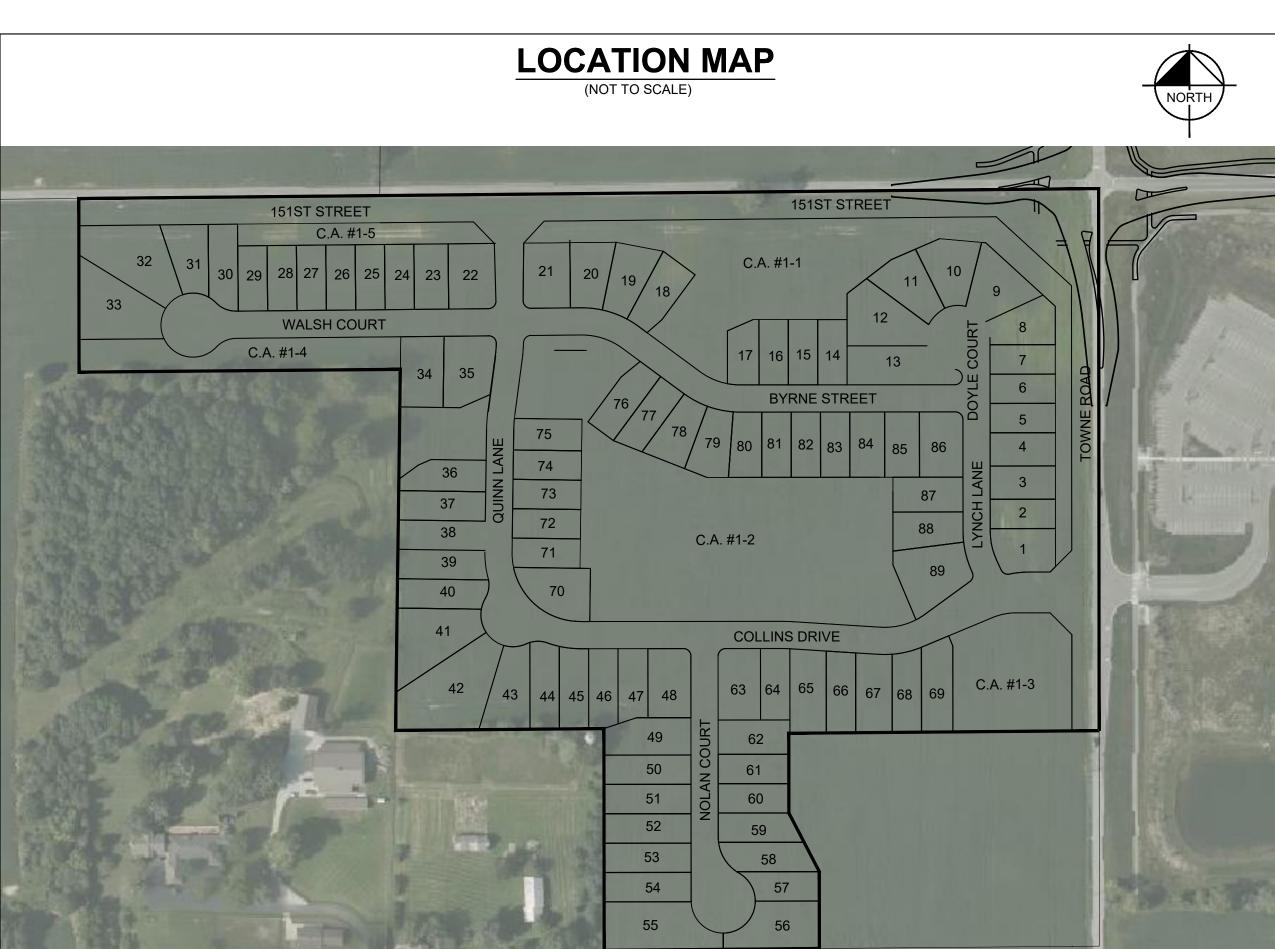
PLANS PREPARED FOR:

EPCON WESTFIELD, L.L.C. 500 STONEHENGE PARKWAY DUBLIN, OH 43015 CONTACT: BROOKS LONGFELLOW PHONE: (317) 507-0328 EMAIL: blongfellow@epconcommunities.com

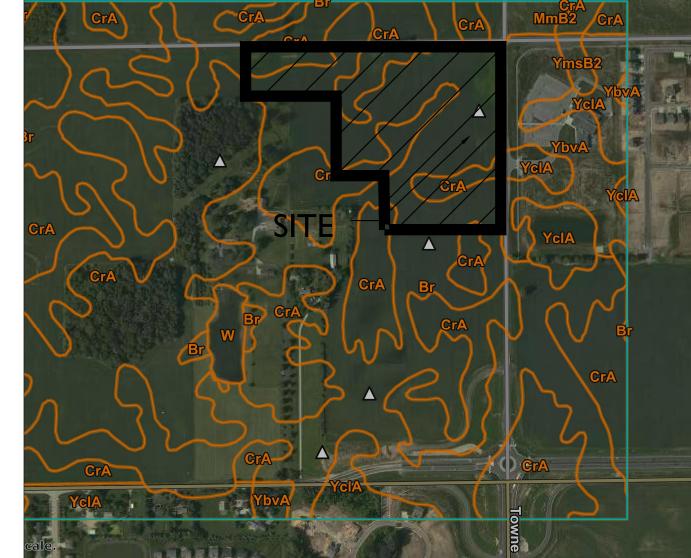
COURTYARDS OF WESTFIELD

PRIMARY PLAT/DEVELOPMENT PLAN EPCON WESTFIELD, L.L.C.

> COURTYARDS OF WESTFIELD PUD ZONING SW CORNER OF 151ST AND TOWNE ROAD





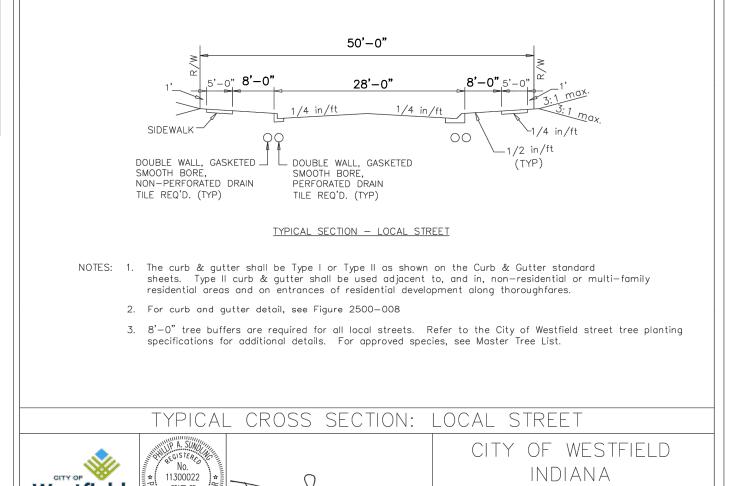


LOCATION MAP

(N.T.S.)

N.T.S.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	132.9	40.89
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	146.2	44.99
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.5	1.49
W	Water	2.5	0.89
YbvA	Brookston silty clay loam- Urban land complex, 0 to 2 percent slopes	14.9	4.69
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	23.2	7.19
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	1.2	0.49
Totals for Area of Interest		325.3	100.0%



UTILITY AND GOVERNING AGENCY CONTACTS

<u>ELECTRIC</u> DUKE ENERGY 100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062 CONTACT: BILL OLDHAM TEL: (317) 776-5331 EMAIL: WILLIAM.OLDHAM@DUKE-ENERGY.COM

CITIZENS ENERGY GROUP 3150 DR. MARTIN LUTHER KING JR. STREET

CONTACT: RICHARD MILLER TEL: (317) 924-3341 EMAIL: MILLER@CITIZENSENERGYGROUP.COM

<u>CABLE</u> COMCAST CABLE 533 EAST 65TH STREET INDIANAPOLIS, IN 46220 CONTACT: EARL SMALL JR. TEL: (317) 275-6493 EMAIL: EARL.SMALL@CABLE.COMCAST.COM

TELECOM FRONTIER COMMUNICATION 20905 HAGUE ROAD NOBLESVILLE, IN 46060 CONTACT: STEVE COSTLOW TEL: (317) 987-9010 EMAIL: STEVE.COSTLOW@FTR.COM

INDIANAPOLIS, IN 46202

SANITARY SEWER CITIZENS ENERGY GROUP 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202 CONTACT: MITCH HOUSE TEL: (317) 917-5294 EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM PUBLIC WORKS
WESTFIELD PUBLIC WORKS DEPARTMENT

2706 EAST 171ST STREET WESTFILED, IN 46074 CONTACT: JOHN RANKIN TEL: (317) 804-3147 EMAIL: JRANKIN@WESTFIELD.IN.GOV

PLANNING AND ZONING DEPARTMENT
WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT 2728 EAST 171ST STREET WESTFIELD, IN 46074 CONTACT: KEVIN TODD

TEL: (317) 804-3170 EMAIL: ECONOMICDEVELOPMENT@WESTFILED.IN.GOV

FIRE DEPARTMENT
WESTFIELD FIRE DEPARTMENT 17535 DARTOWN ROAD WESTFIELD, IN 46074 CONTACT: JIM ROBERTS TEL: (317) 804-3307 EMAIL: JROBERTS@WESTFIELD.IN.GOV

WATER COMPANY CITIZENS ENERGY GROUP 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202 CONTACT: MITCH HOUSE TEL: (317) 917-5294 EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

LEGAL DESCRIPTION

The following description was prepared by Joseph Trtan, PS — Indiana #LS21500003 of Schneider Geomatics as part of a survey performed under project no. 12454, dated December 18, 2020.

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, said part being

Beginning at the Northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 15 seconds East along the East line of said Southeast Quarter, 996.93 feet; thence South 89 degrees 30 minutes 48 seconds West, 570.79 feet; thence South 00 degrees 03 minutes 15 seconds East, 146.55 feet; thence South 27 degrees 21 minutes 11 seconds East, 121.54 feet; thence South 00 degrees 03 minutes 15 seconds East, 141.35 feet; thence South 89 degrees 30 minutes 48 seconds West, 395.78 feet; thence North 00 degrees 03 minutes 15 seconds West along said East line, 407.77 feet to the Northeast corner of said Instrument Number 200200010702; thence South 89 degrees 30 minutes 48 seconds West along the North line of said Instrument Number 200200010702, 383.41 feet to the East line of Instrument Number 9709730812; thence North 00 degrees 46 minutes 03 seconds East along said East line, 664.11 feet to the North line of said Instrument Number 9709730812; thence South 89 degrees 30 minutes 48 seconds West along said North line, 591.14 feet; thence North 00 degrees 03 minutes 15 seconds West, 319.24 feet to the North line of said Southeast Quarter; thence 89 degrees 26 minutes 39 seconds East along said North line, 1875.87 feet to the Point of beginning, containing 37.03 acres, more or less.

NOTES

- 1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER
- 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	PRIMARY PLAT
C103	PRIMARY PLAT
C104	PRIMARY PLAT
C200	DEVELOPMENT PLAT
C201	DEVELOPMENT PLAT
C202	DEVELOPMENT PLAT
L100	LANDSCAPE BUFFER PLAN
L101	LANDSCAPE BUFFER PLAN
L102	LANDSCAPE BUFFER PLAN
L200	STREET TREE PLAN
L201	STREET TREE PLAN
L202	STREET TREE PLAN
L300	AMENITY AREA ENLARGEMENT
L301	TOWNE ROAD ENTRY ENLARGEMENT
L302	151ST STREET ENTRANCE ENLARGEMENT
L303	SEATING AREA ENLARGEMENTS
L400	LANDSCAPE DETAILS

SHEET LIST INDEX

C100	COVER SHEET					
C101	EXISTING CONDITIONS					
C102	PRIMARY PLAT					
C103	PRIMARY PLAT		DEVEL	ΛP	MENT STANDARDS	
C104	PRIMARY PLAT			.01	WILINI STANDANDS	
C200	DEVELOPMENT PLAT	С	OURTYARDS OF	WESTFI	ELD	
C201	DEVELOPMENT PLAT	Z	ONING: PUD ORI	DINANCE	E 20-39 ADOPTED JANUARY 6, 2021	
C202	DEVELOPMENT PLAT	LC	OTS:		89	
L100	LANDSCAPE BUFFER PLAN	М	IN. LOT AREA		6,000 SF	
L 100	LANDSCAPE BUFFER PLAN	М	IN. LOT WIDTH		52 FEET	
L101	LANDSCAPE BUFFER PLAN				DISTANCE FROM GARAGE DOOR TO	
L102	LANDSCAPE BUFFER PLAN	М	IN. FRONT STEE	BACK	RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET	
L200	STREET TREE PLAN	М	IN. LOT FRONTA	\GE	35 FEET	
L201	STREET TREE PLAN	М	IN. SIDE SETBAG	CK	5 FEET (10 FEET BETWEEN DWELLING UNITS)	
L202	STREET TREE PLAN	М	IN. REAR SETBA	CK	20 FEET	
L300	AMENITY AREA ENLARGEMENT	М	AX. BUILDING H	EIGHT	1-1/2 STORIES	_
L301	TOWNE ROAD ENTRY ENLARGEMENT					
L302	151ST STREET ENTRANCE FNLARGEMENT		MINIMUM	OPEN	SPACE REQUIRED = 15.0%	

MIN. FRONT STEBACK	RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES
MINIMUM OPEN OPEN SPACE P	SPACE REQUIRED = 15.0% ROVIDED

TOTAL ACREAGE = 37.03 AC. = 23.8%

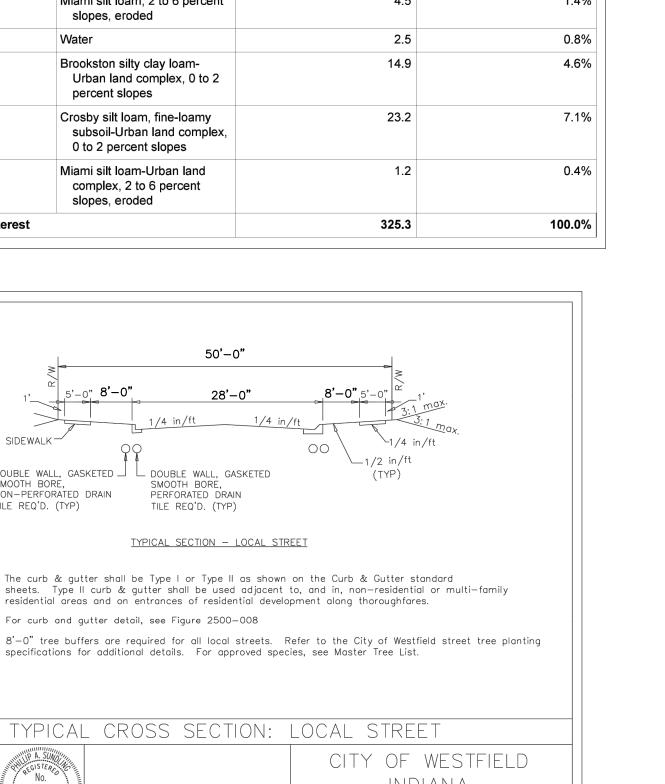
PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	EPCON WESTFIELD, L.L.C.	500 STONEHENGE PARKWAY DUBLIN, OH 43015	(317) 507-0328	blongfellow@epconcommunities.com	BROOKS LONGFELLOW
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 912-4129	brett.huff@kimley-horn.com	BRETT HUFF
GEOTECHNICAL ENGINEER					
ENVIRONMENTAL ENGINEER					
LANDSCAPE ARCHITECT	EMH&T	5500 NEW ALBANY ROAD COLUMBUS, OH 43054	(614) 775-4710	Imenerey@emht.com	LINDA MENEREY
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVENUE, STE 100, INDIANAPOLIS, IN 46216	(317) 826-7121	sreeves@schneidergeomatics.com	STEVEN REEVES

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			CURVE TAB	LE		
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C39	150.00'	96.77'	S72°04'28"E	95.10'	36 ° 57'47"	50.14'
C40	150.00'	73.90'	S75°49'58"W	73.15'	28 ° 13'34"	37.71'
C41	150.00'	59.57	S11°25'52"E	59.18'	22°45'14"	30.18'
C42	150.00'	95.46'	S71°49'25"E	93.85'	36 ° 27'41"	49.41'
C43	250.00'	35.52	S3°30'52"W	35.49'	8°08'26"	17.79'
C44	250.00'	29.77'	S4°10'25"W	29.75'	6 ° 49'20"	14.90'
C45	150.00'	112.80'	S20°46'48"E	110.16'	43°05'05"	59.21'
C46	150.00'	83.39'	S77°38'43"W	82.32'	31°51'04"	42.80'
C47	350.00'	22.14'	N88°14'30"W	22.14'	3°37'29"	11.08'
C48	150.00'	124.96	N66°11'18"W	121.38'	47°43'55"	66.36'

STREETS			
NAME	LENGTH (LF±)		
WALSH COURT	583		
BYRNE STREET	898		
DOYLE COURT	112		
LYNCH LANE	368		
COLLINS DRIVE	1,099		
NOLAN COURT	489		
QUINN LANE	773		





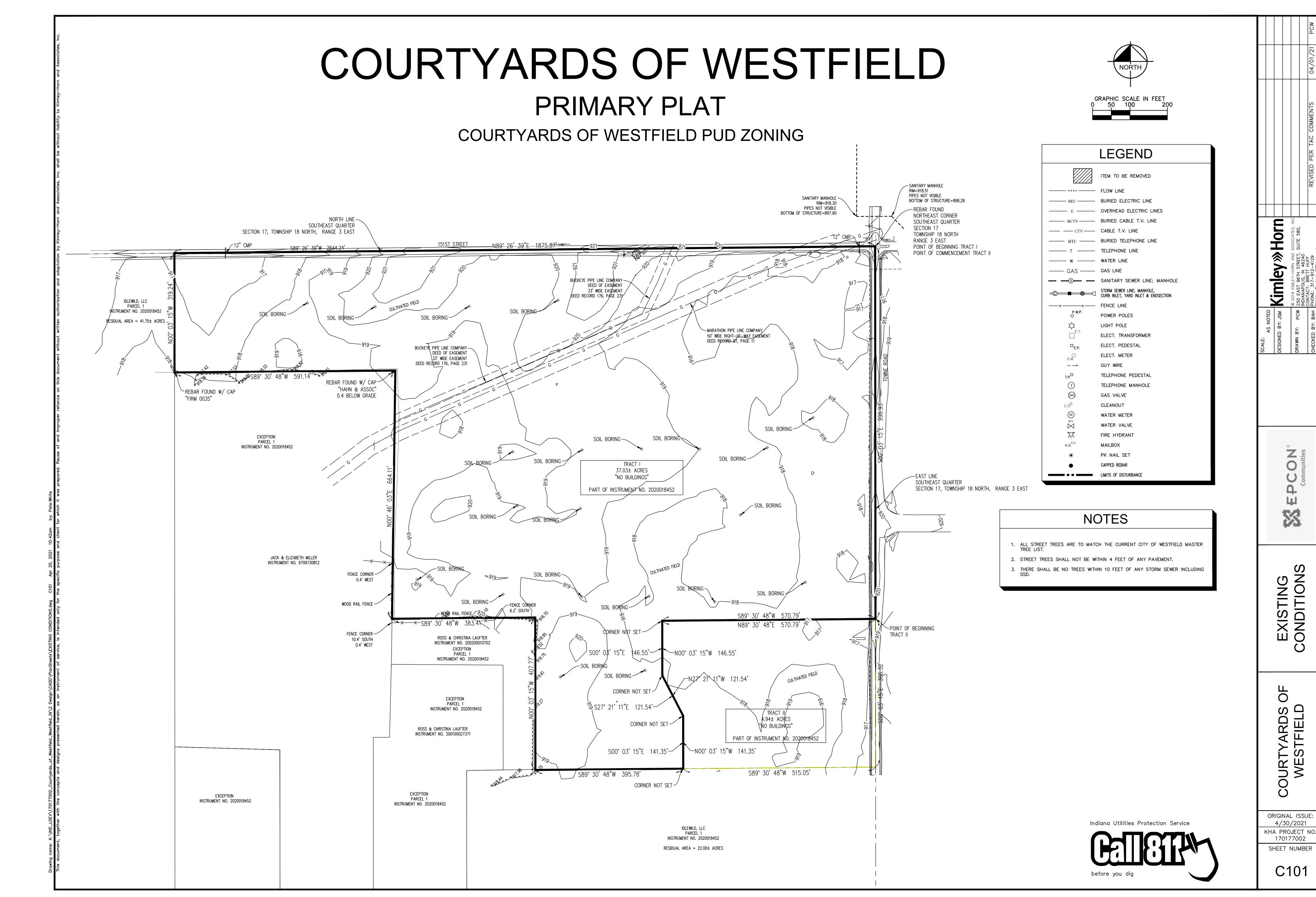
4/30/2021 KHA PROJECT NO. 170177002 SHEET NUMBER

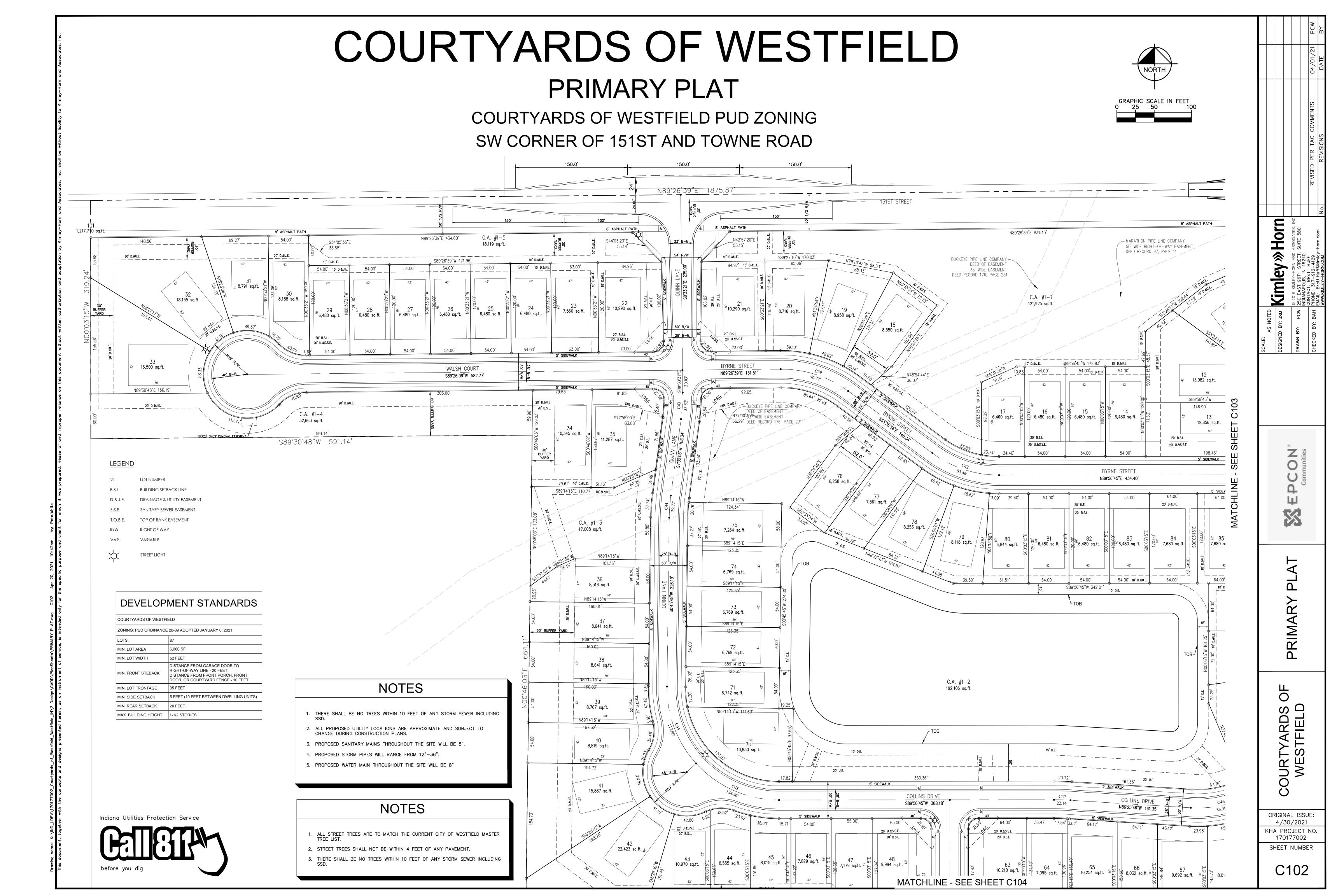
ORIGINAL ISSUE:

Kimley » Horn

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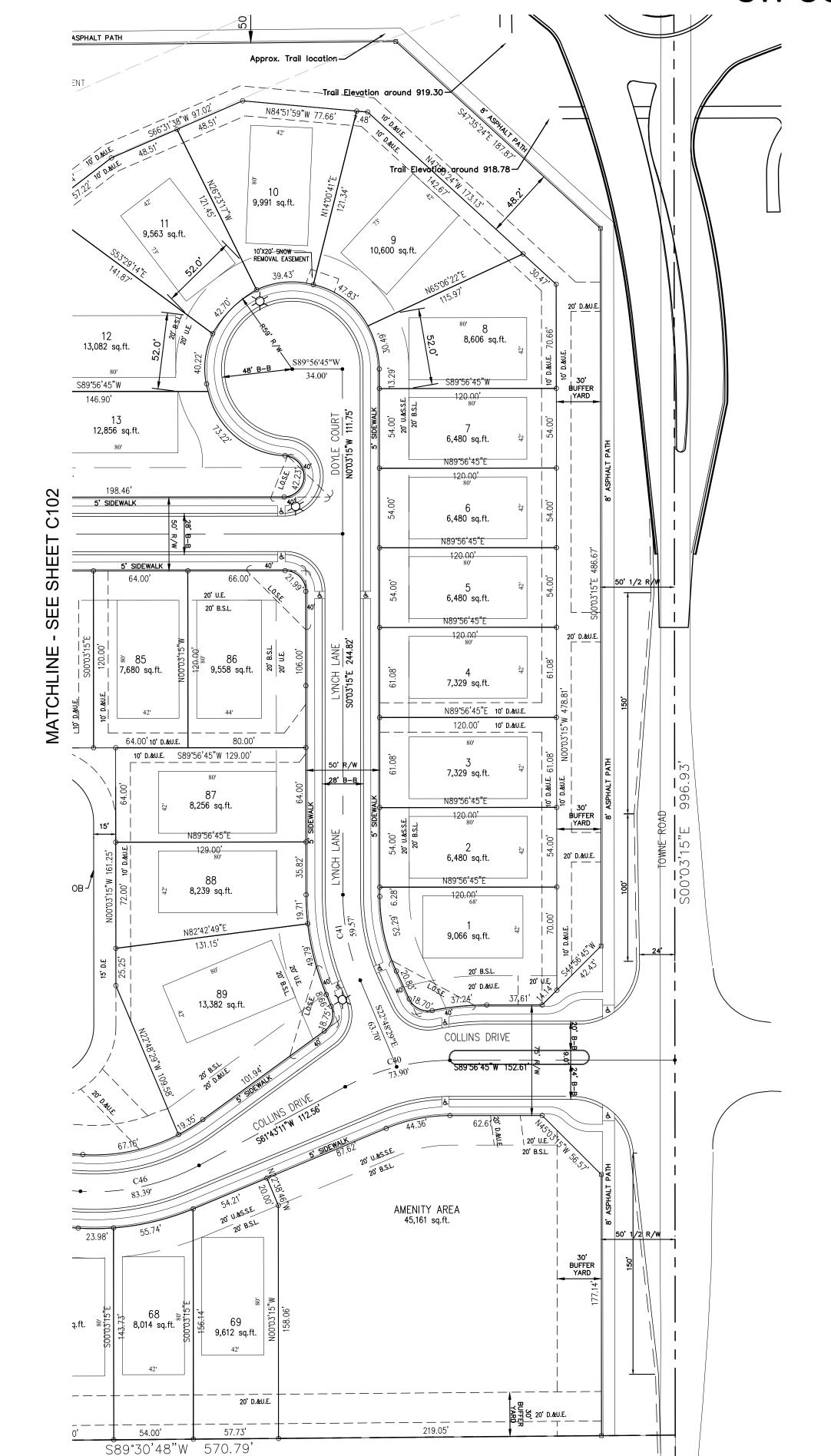
FIGURE 2501-001

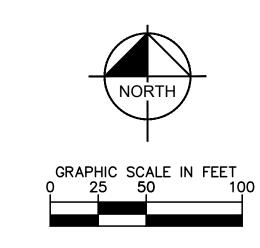




PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING SW CORNER OF 151ST AND TOWNE ROAD





DEVELOPMENT STANDARDS		
COURTYARDS OF WEST	FIELD	
ZONING: PUD ORDINANC	E 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87	
MIN. LOT AREA	6,000 SF	
MIN. LOT WIDTH	52 FEET	
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET	
MIN. LOT FRONTAGE	35 FEET	
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)	
MIN. REAR SETBACK	20 FEET	
MAX. BUILDING HEIGHT	1-1/2 STORIES	

NOTES

- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO
- . PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
- 4 PROPOSED STORM PIPES WILL RANGE FROM 12"-36"
- 5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8

NOTES

- 1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

<u>LEGEND</u>

21 LOT NUMBER

B.S.L. BUILDING SETBACK LINE

D.&U.E. DRAINAGE & UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT

T.O.B.E. TOP OF BANK EASEMENT

R/W RIGHT OF WAY

VAR. VARIABLE

STREET LIGHT

Indiana Utilities Protection Service

CETTORIA

before you dig

COURTYARDS OF WESTFIELD

PRIMARY

Kimley » Horn

Z O

ORIGINAL ISSUE:
4/30/2021

KHA PROJECT NO.
170177002

SHEET NUMBER

C103

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING SW CORNER OF 151ST AND TOWNE ROAD



NOTES

- 5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

NOTES

DEVELOPMENT STANDARDS			
COURTYARDS OF WESTF	IELD		
ZONING: PUD ORDINANCE	E 20-39 ADOPTED JANUARY 6, 2021		
LOTS:	87		
MIN. LOT AREA	6,000 SF		
MIN. LOT WIDTH	52 FEET		
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET		
MIN. LOT FRONTAGE	35 FEET		
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)		
MIN. REAR SETBACK	20 FEET		
MAX. BUILDING HEIGHT	1-1/2 STORIES		

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
\ \	STREET LIGHT

Kimley » Horn

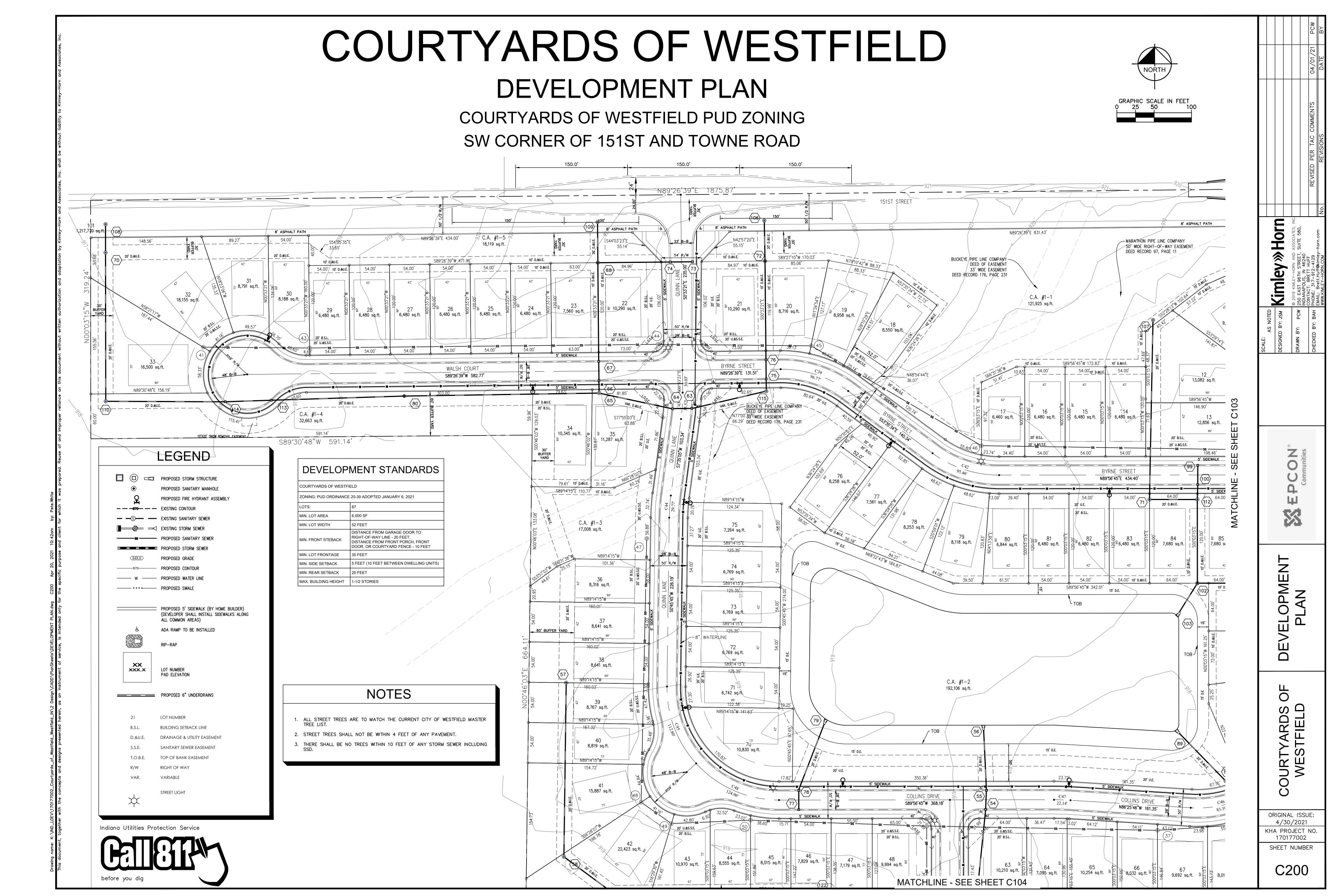
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PRIMARY

ORIGINAL ISSUE: 4/30/2021 KHA PROJECT NO. 170177002

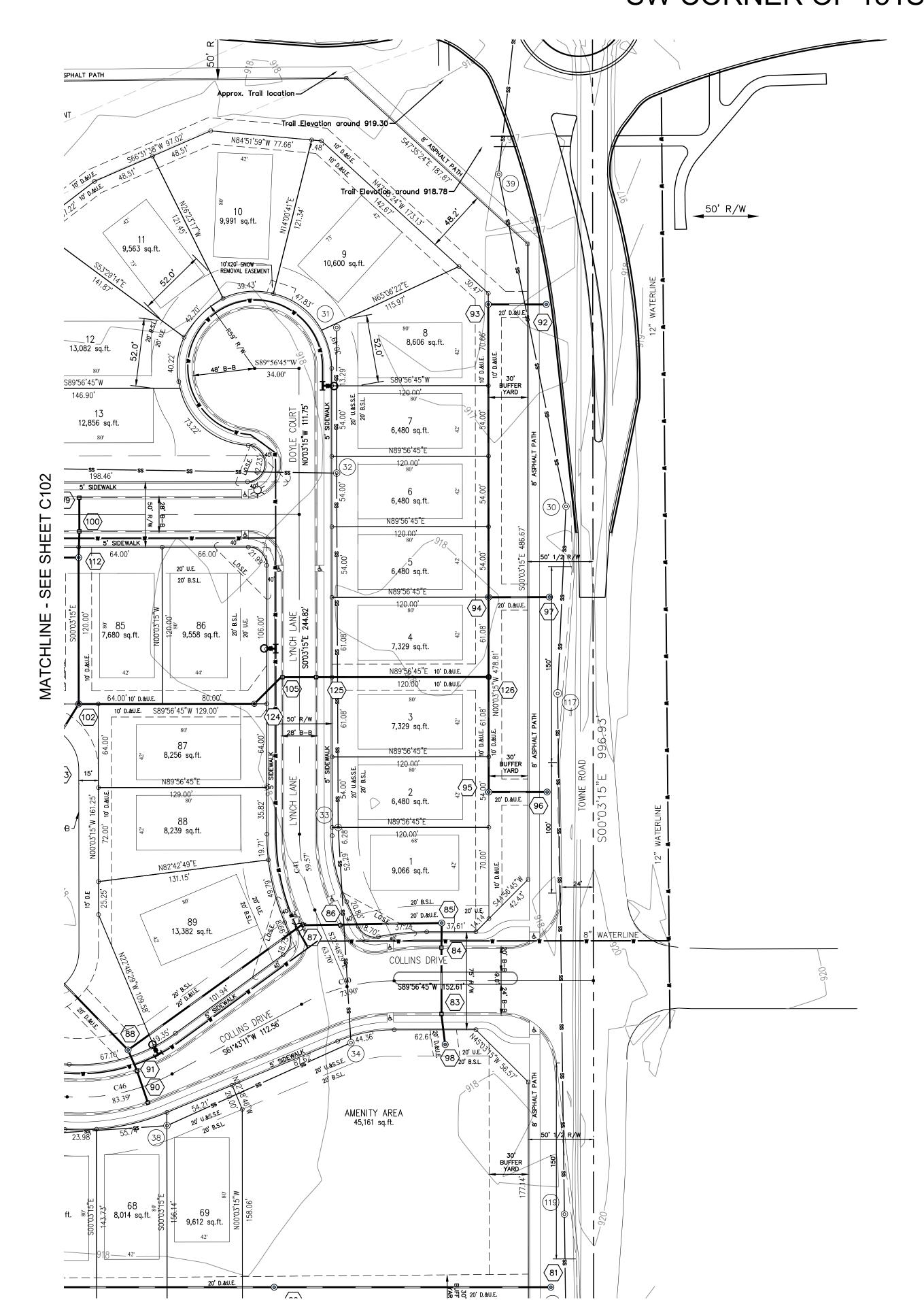
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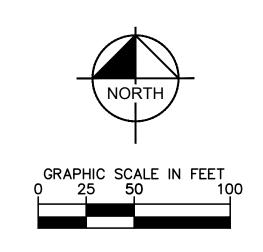
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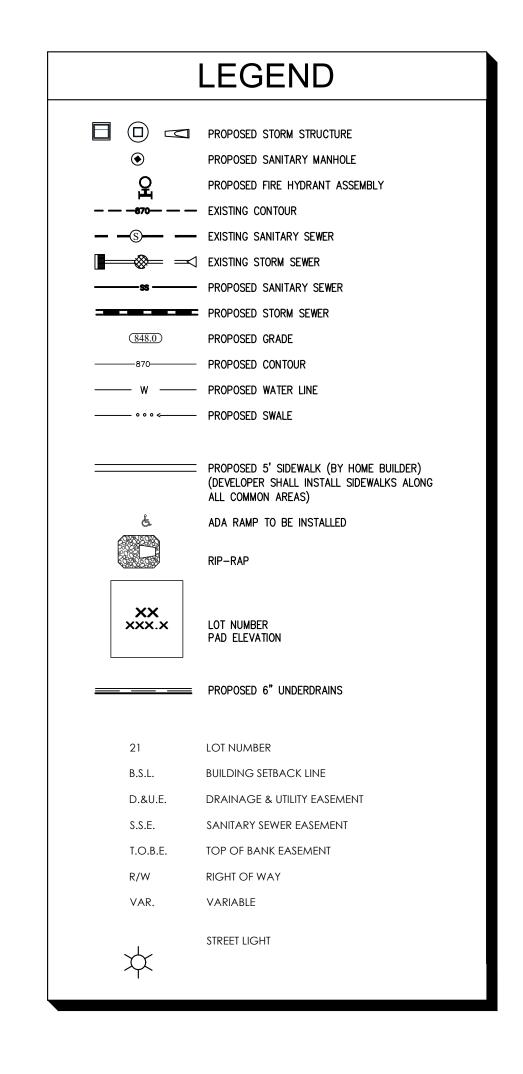


DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING SW CORNER OF 151ST AND TOWNE ROAD







DEVELOPMENT STANDARDS			
COURTYARDS OF WESTF	IELD		
ZONING: PUD ORDINANCE	E 20-39 ADOPTED JANUARY 6, 2021		
LOTS: 87			
MIN. LOT AREA	6,000 SF		
MIN. LOT WIDTH	52 FEET		
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET		
MIN. LOT FRONTAGE	35 FEET		
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)		
MIN. REAR SETBACK	20 FEET		
MAX. BUILDING HEIGHT	1-1/2 STORIES		

NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
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Indiana Utilities Protection Service



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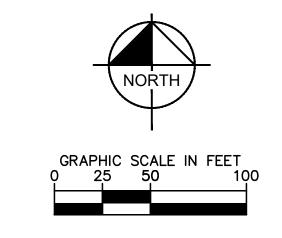
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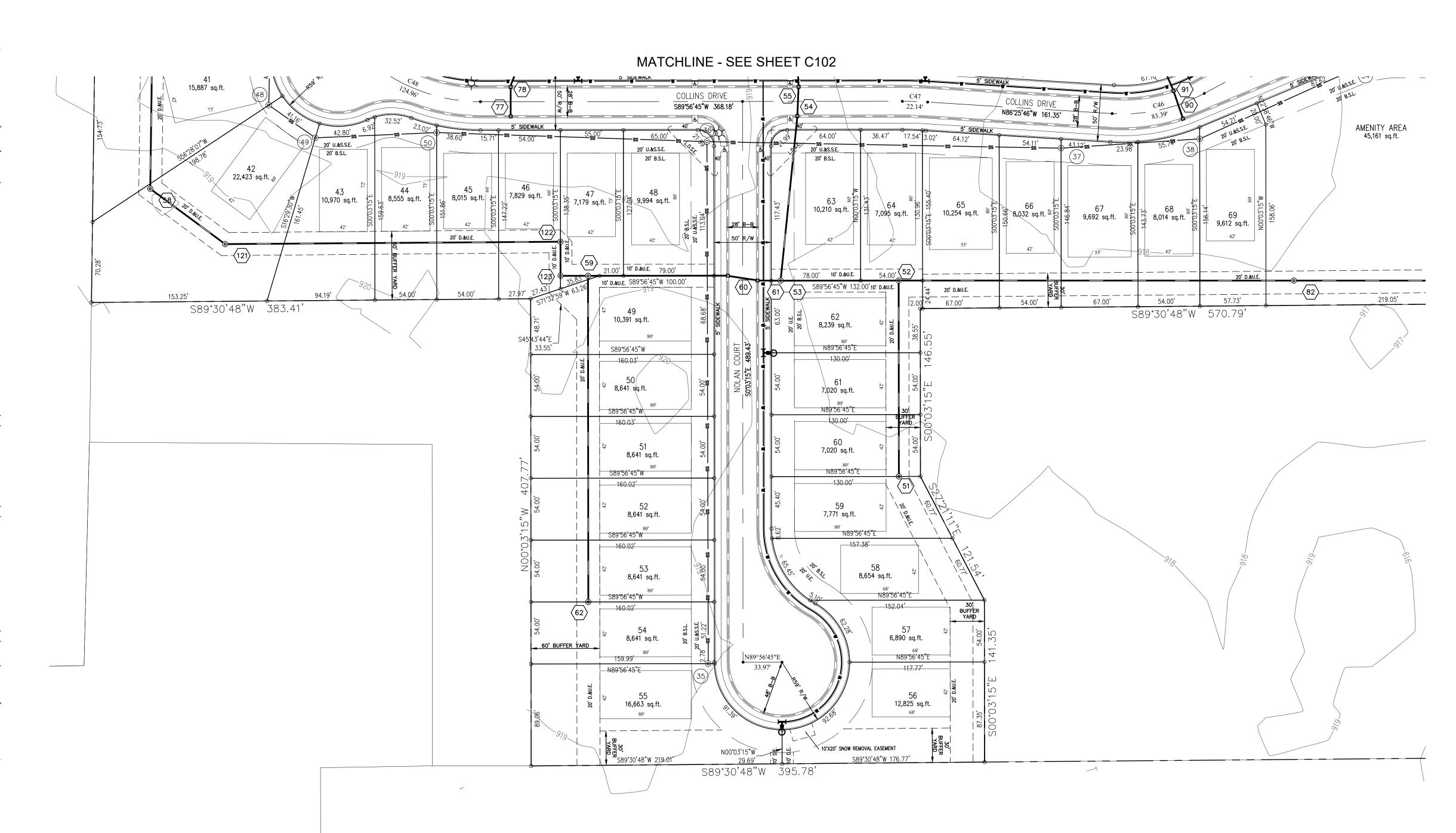
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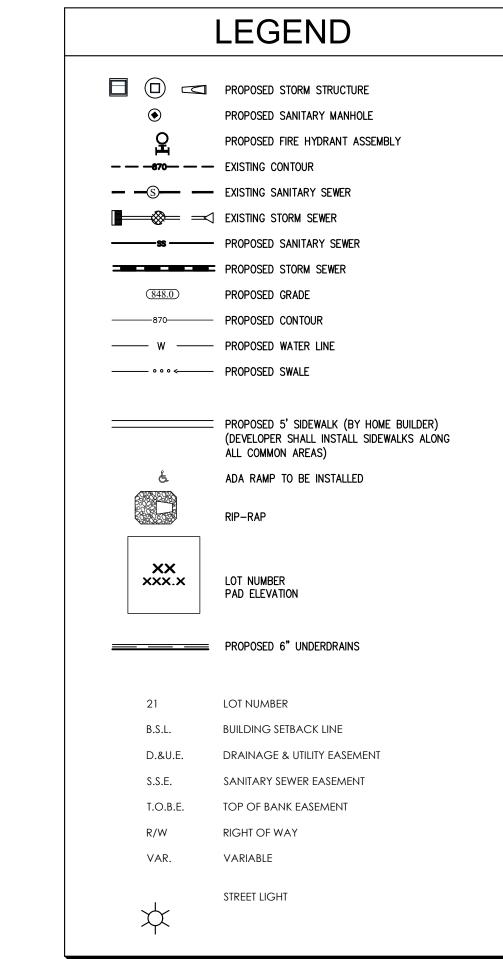
C201

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING SW CORNER OF 151ST AND TOWNE ROAD







DEVELOPMENT STANDARDS			
COURTYARDS OF WESTFI	ELD		
ZONING: PUD ORDINANCE	20-39 ADOPTED JANUARY 6, 2021		
LOTS:	87		
MIN. LOT AREA	6,000 SF		
MIN. LOT WIDTH	52 FEET		
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET		
MIN. LOT FRONTAGE	35 FEET		
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)		
MIN. REAR SETBACK	20 FEET		
MAX. BUILDING HEIGHT	1-1/2 STORIES		

NOTES

- 1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER
- 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
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Indiana Utilities Protection Service

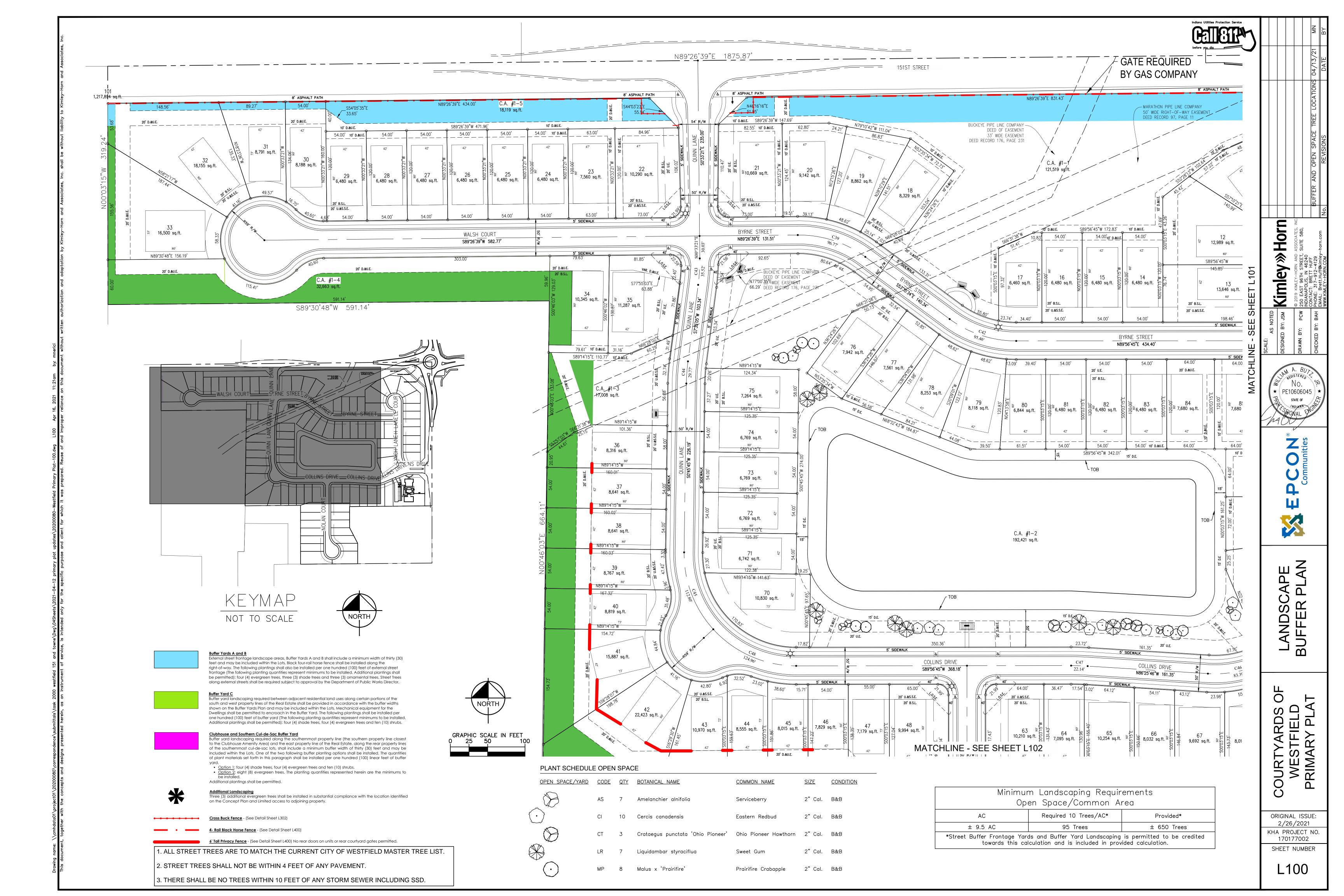
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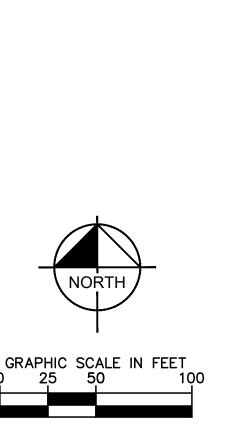
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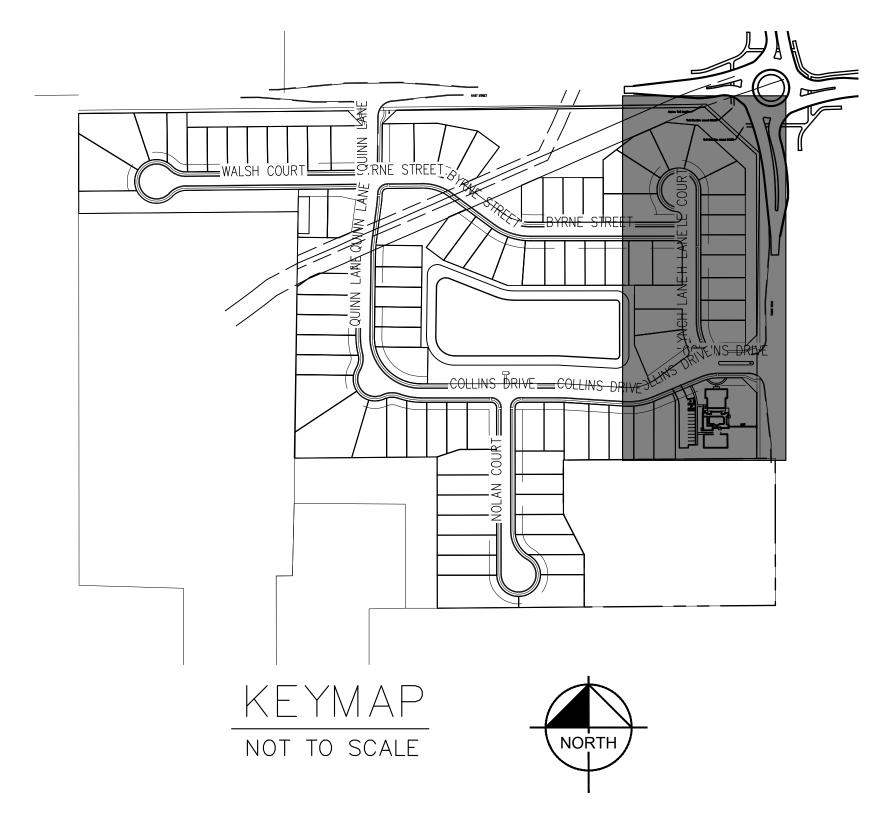
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ORIGINAL ISSUE: 4/30/2021 KHA PROJECT NO. 170177002

SHEET NUMBER







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Buffer Yards A and

External street frontage landscape areas, Buffer Yards A and B shall include a minimum width of thirty (30) feet and may be included within the Lots. Black four-rail horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) evergreen trees, three (3) shade trees and three (3) ornamental trees. Street Trees along external streets shall be required subject to approval by the Department of Public Works Director.



Buffer Yard C

Buffer yard landscaping required between adjacent residential land uses along certain portions of the south and west property lines of the Real Estate shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan and may be included within the Lots. Mechanical equipment for the Dwellings shall be permitted to encroach in the Buffer Yard. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.



Clubhouse and Southern Cul-de-Sac Buffer Yard

Buffer yard landscaping required along the southernmost property line (the southern property line closest to the Clubhouse Amenity Area) and the east property line of the Real Estate, along the rear property lines of the southernmost cul-de-sac lots, shall include a minimum buffer width of thirty (30) feet and may be included within the Lots. One of the two following buffer planting options shall be installed. The quantities of plant materials set forth in this paragraph shall be installed per one hundred (100) linear feet of buffer

yard.

Option 1: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.

Option 2: eight (8) evergreen trees. The planting quantities represented herein are the minimums to be installed.

Additional plantings shall be permitted.

Additional Landscaping

Three (3) additional evergreen trees sha

Additional Landscaping

Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan and Limited access to adjoining property.



<u>Cross Buck Fence</u> - (See Detail Sheet L302)

4- Rail Black Horse Fence - (See Detail Sheet L400)

<u>6' Tall Privacy Fence</u> - (See Detail Sheet L400) No rear doors on units or rear courtyard gates permitted.

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

ORIGINAL ISSUE:
2/26/2021

KHA PROJECT NO.
170177002

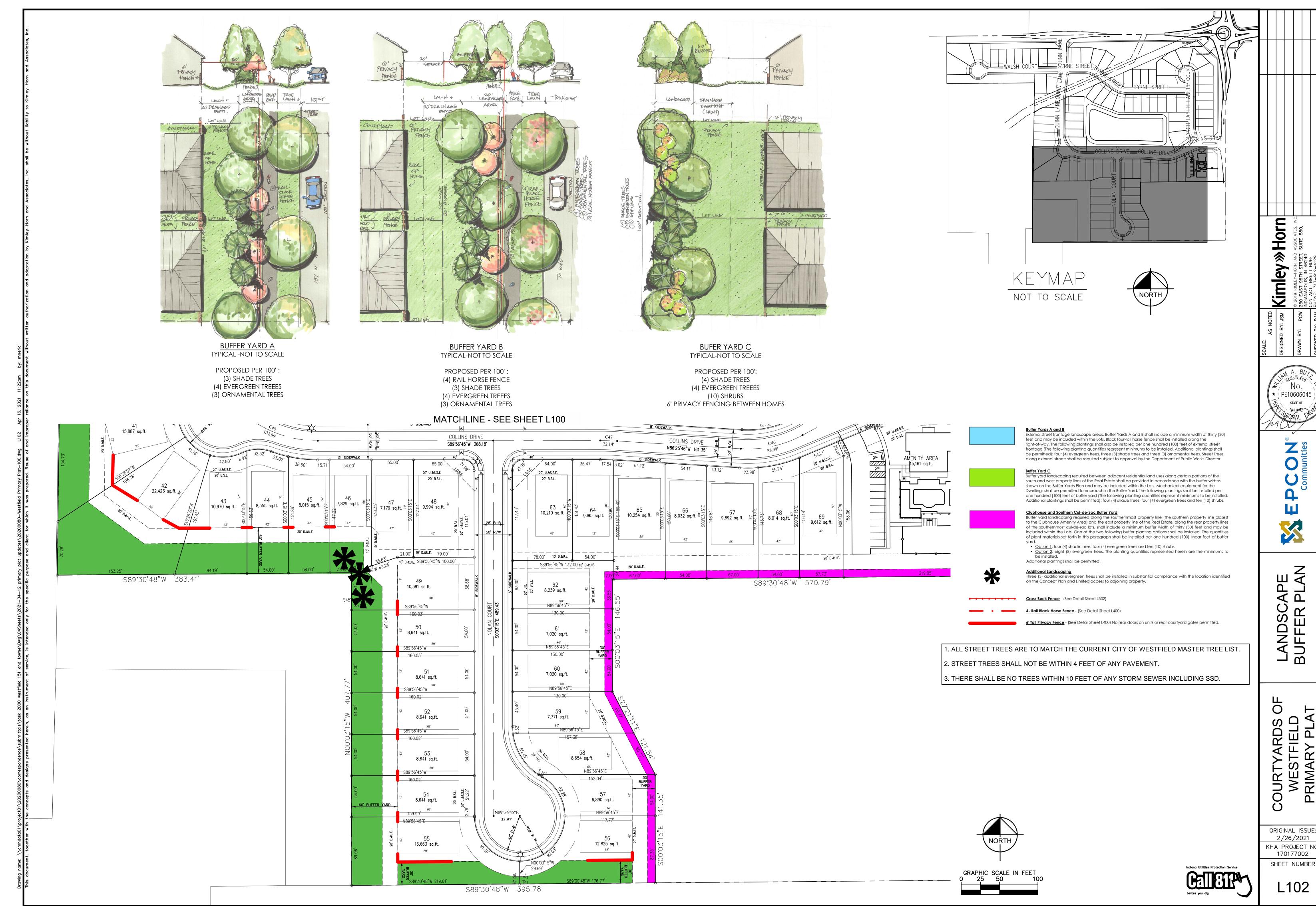
SHEET NUMBER

L101

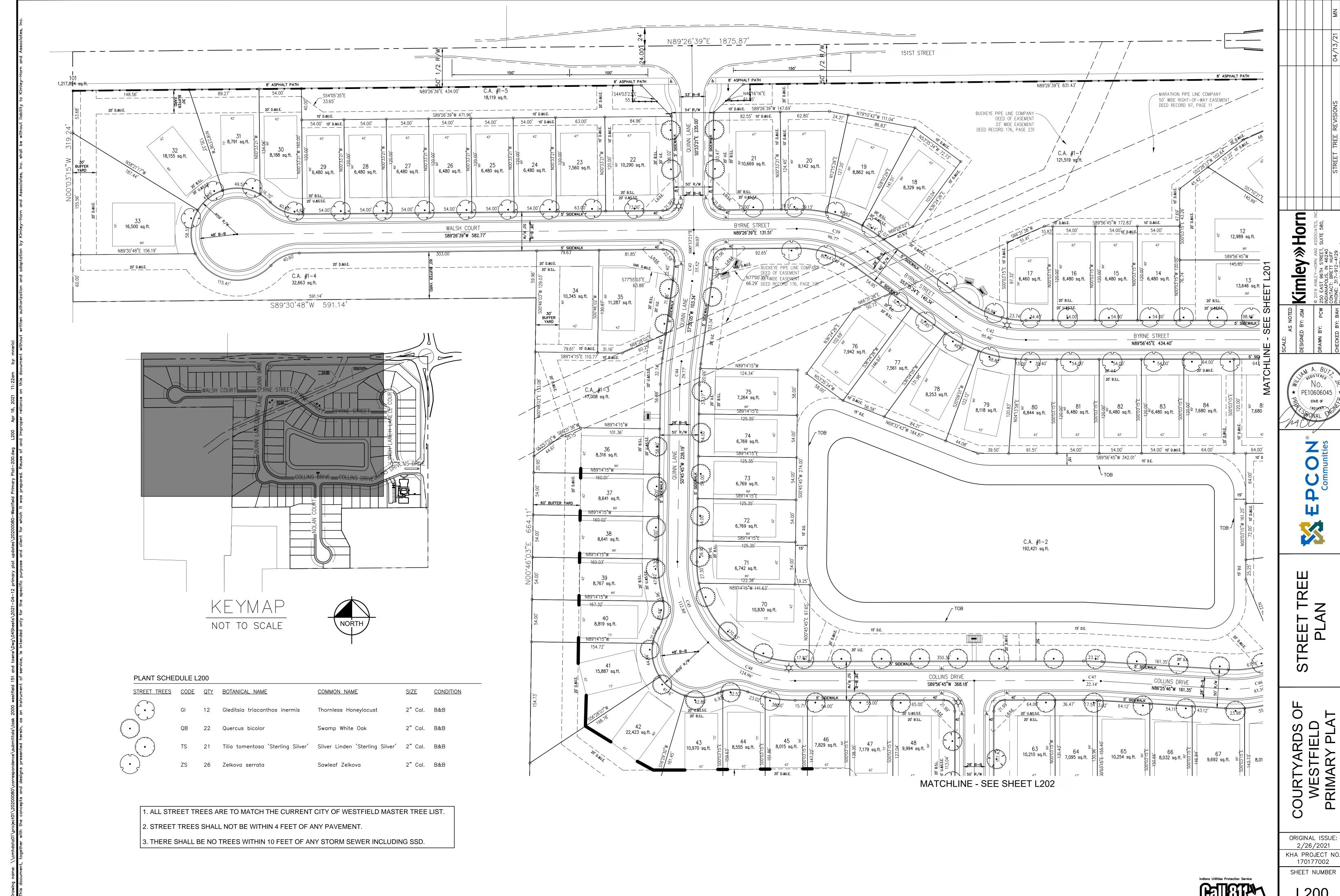
Kimley » Horn

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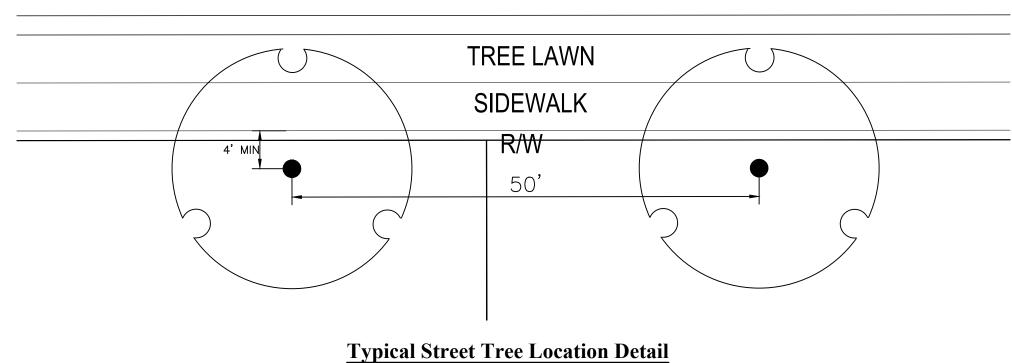
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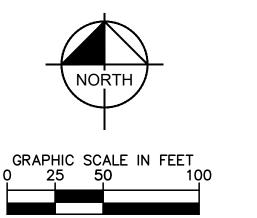


ORIGINAL ISSUE: 2/26/2021 KHA PROJECT NO. 170177002



KHA PROJECT NO. 170177002 SHEET NUMBER





8,014 sq.ft.

\$89°30'48"W 570.79'

20' D.&U.E.

__ __ __ 57.73'

PLANT SCHEDULE L201

	STREET TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
-0(AR	7	Acer rubrum	Red Maple	2" Cal.	B&B
٤٠,		LT	11	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B&B
- C		TS	8	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
(ZS	5	Zelkova serrata	Sawleaf Zelkova	2" Cal.	B&B

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

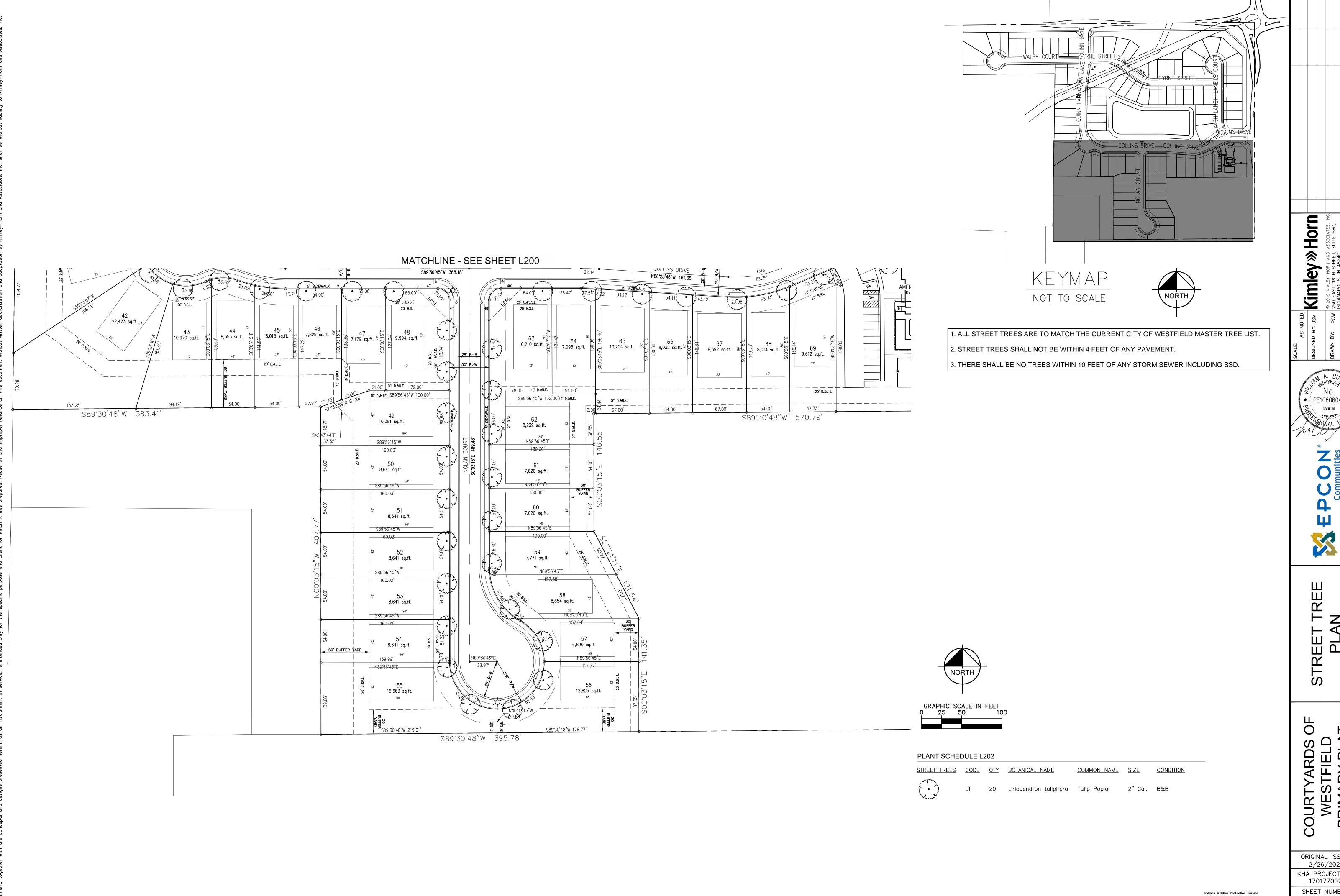
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.



Kimley»Horn

ORIGINAL ISSUE: 2/26/2021 KHA PROJECT NO. 170177002

SHEET NUMBER



OF

ORIGINAL ISSUE: 2/26/2021 KHA PROJECT NO.

SHEET NUMBER

170177002



EY-HORN AND ASSOCIATES, INC.
67H STREET, SUITE 580,
87. IN 46240
88. IN 46240
88. IN 46240
FREE BUFFER
FULL 4129
FULL 4129

DESIGNED BY: JSM

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

E Communities

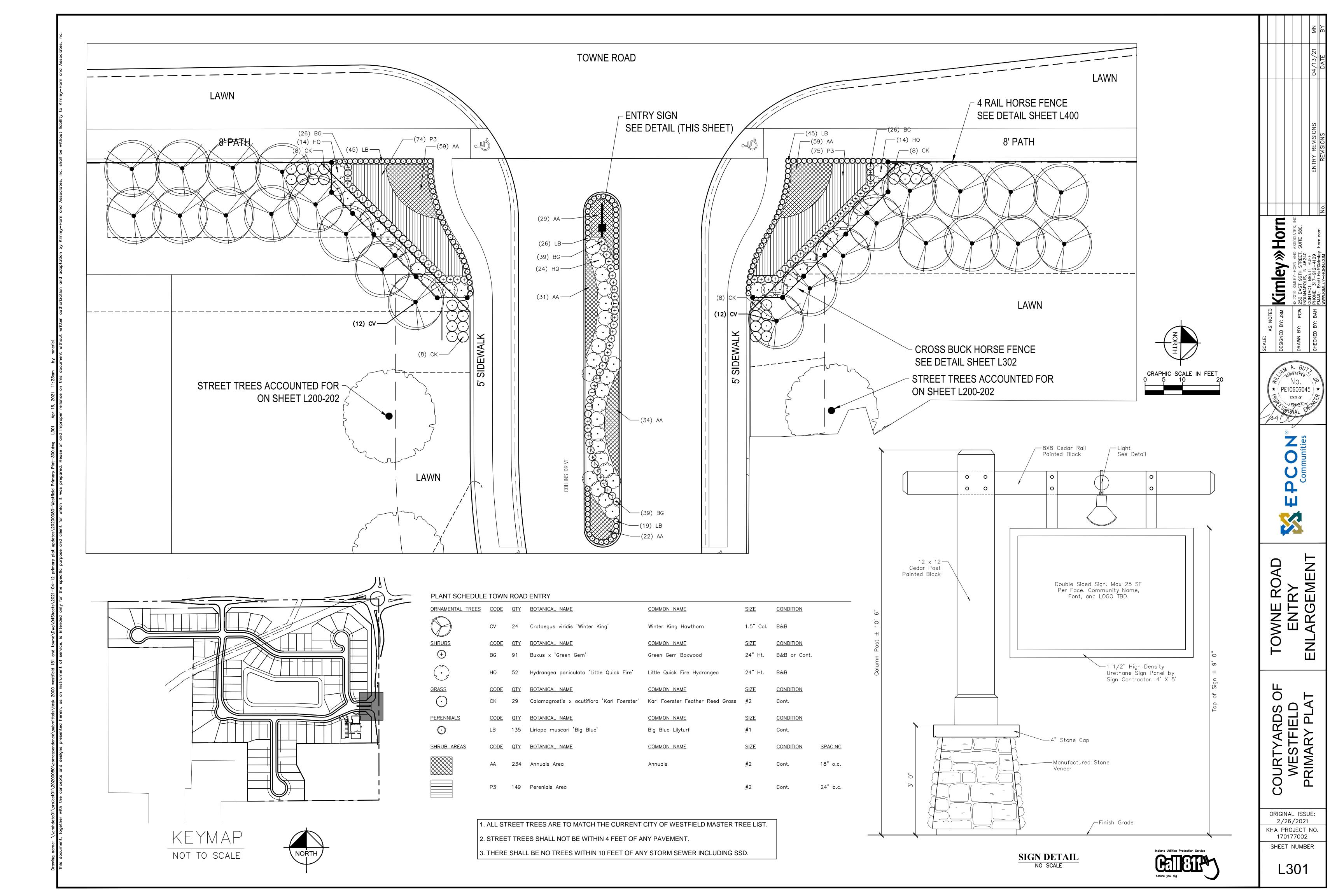
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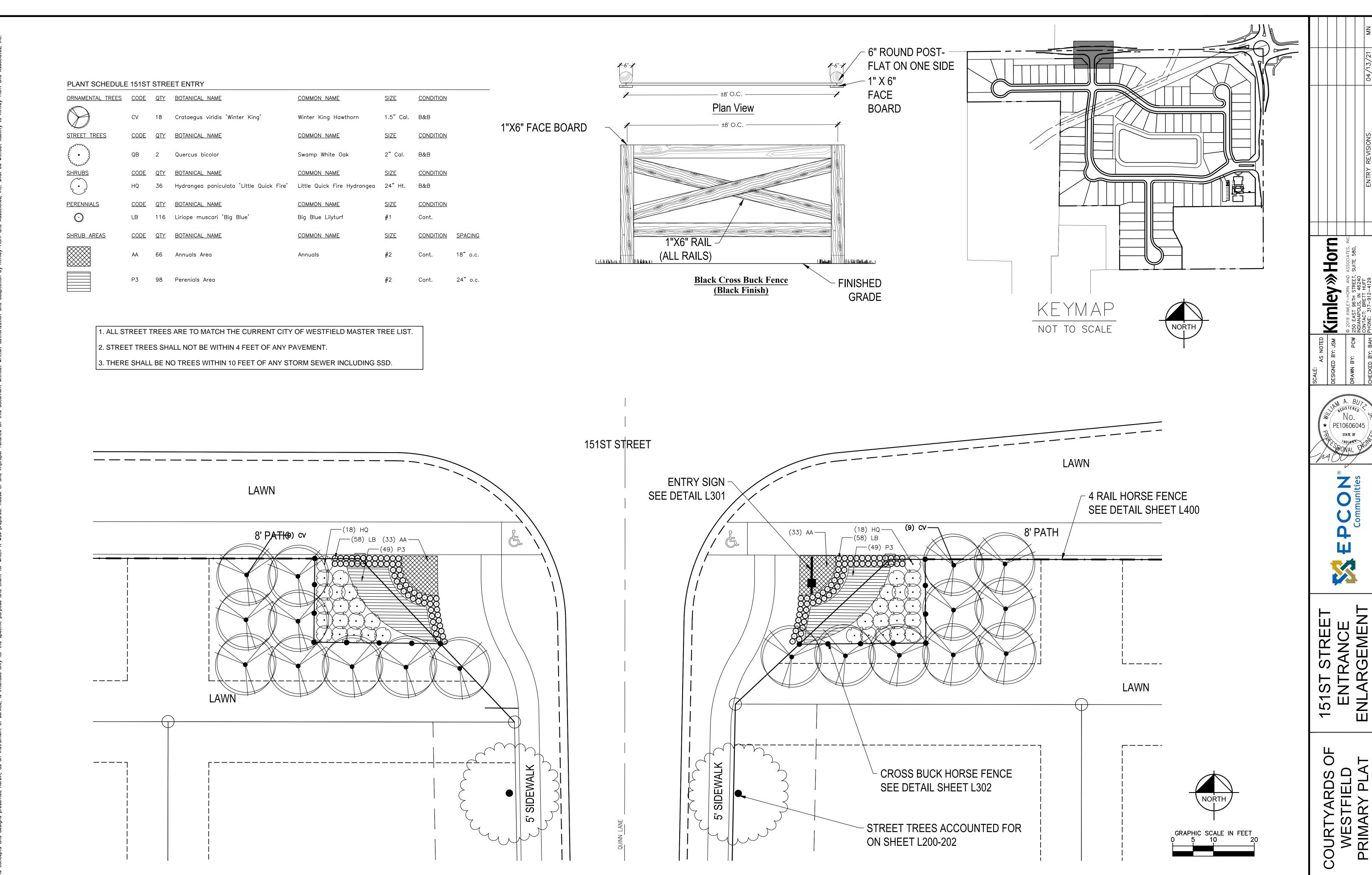
AMENITY AREA ENLARGEMENT

COURTYARDS OF WESTFIELD PRIMARY PLAT

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170177002 SHEET NUMBER





Indiana Utilities Protection Service

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before you dig

ORIGINAL ISSUE:
2/26/2021

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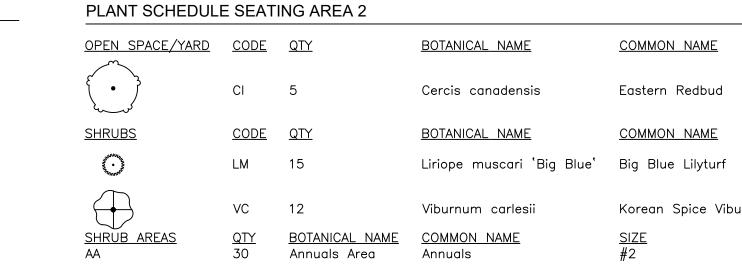
LAWN SEATING AREA WITH BENCH AND /—(12) VC PERGOLA

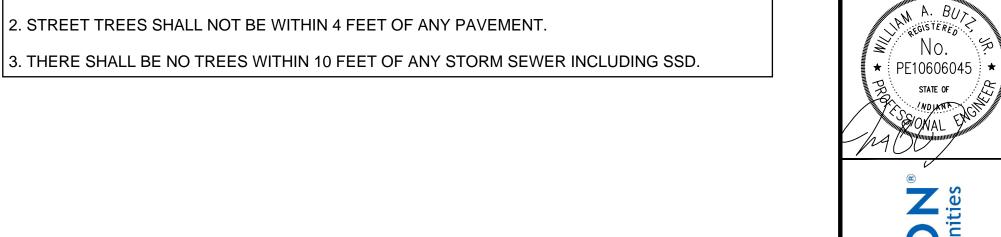
KEYMAP NOT TO SCALE

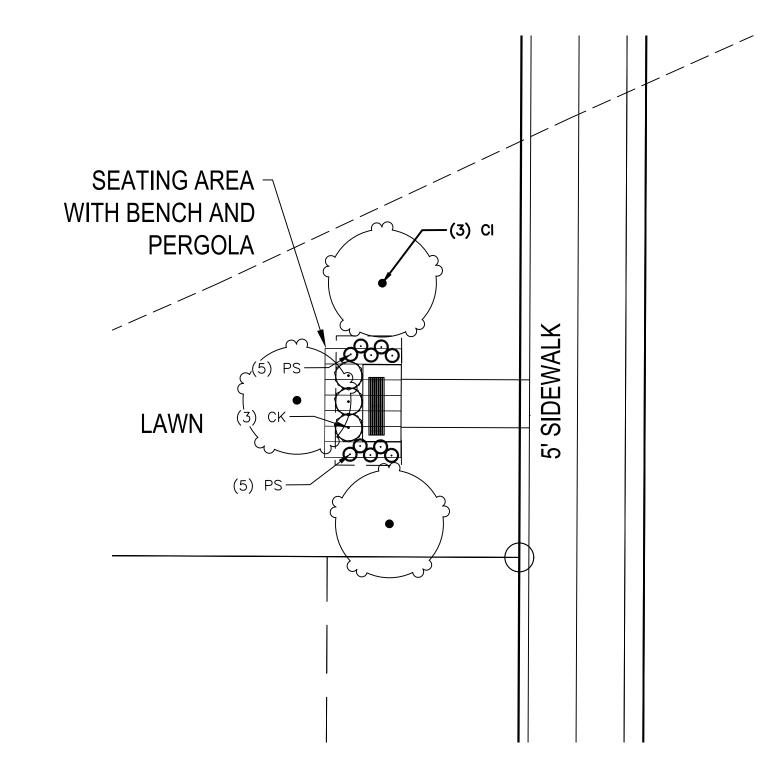
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

PLANT SCHEDULE SEATING AREA 1

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
	СТ	3	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	В&В
<u>SHRUBS</u>	CODE	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
SAMPULLE E AND SAMPONICE	LM	15	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	VC	15	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.
SHRUB AREAS AA	<u>QTY</u> 30	BOTANICAL NAME Annuals Area	<u>COMMON NAME</u> Annuals	<u>SIZE</u> #2	CONDITION Cont.	<u>SPACING</u> 18" o.c.

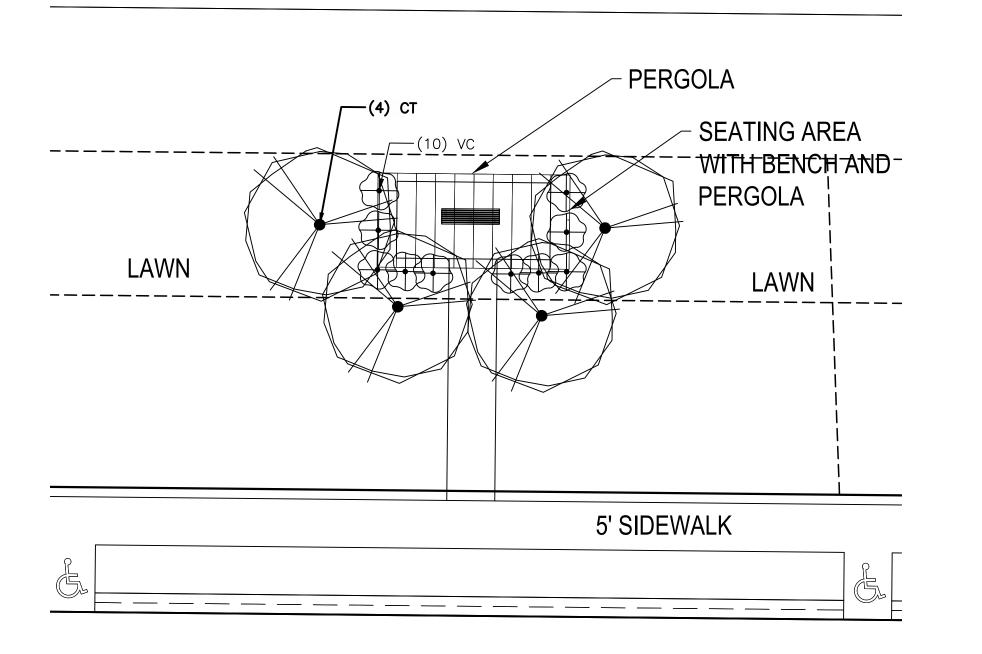






PLANT SCHED	UI F SFAT	ING ARFA 3

OPEN SPACE/YARD	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	3	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
<u>GRASS</u>	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
\odot	CK	14	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
	PS	14	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	24" Ht.	Cont.



CONDITION

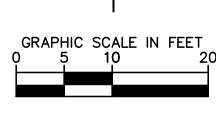
<u>CONDITION</u>

<u>SIZE</u>

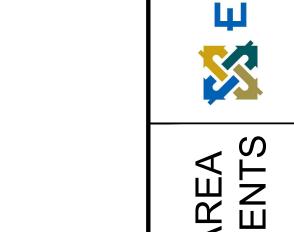
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OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	СТ	4	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
SHRUBS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
	VC	10	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.





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EATING AREA LARGEMENTS

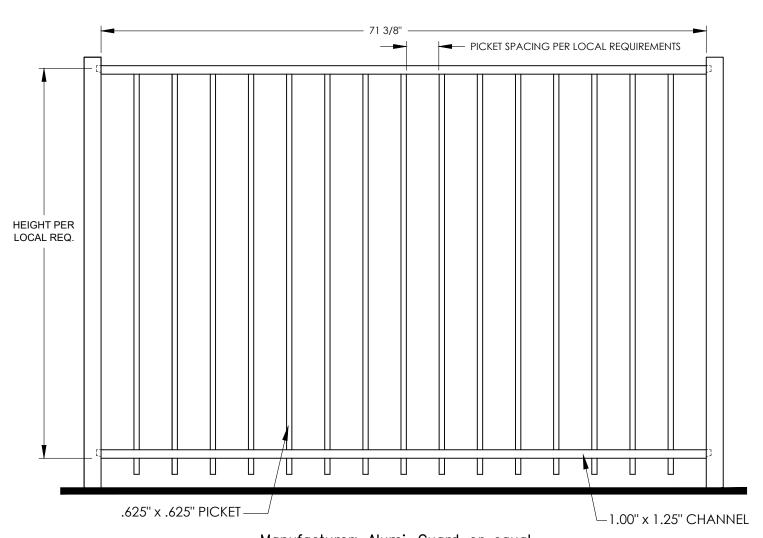
COURTYARDS (WESTFIELD PRIMARY PLA

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Manufacturer: Global Industrial Outdoor Steel Slat Park Bench or equal Product ID: WG694855GY Finish: Black www.globalindustrial.com Typical 6' Bench

(Benches Shall not be Mounted to Concrete Pad Under Powerline Easement) No Scale

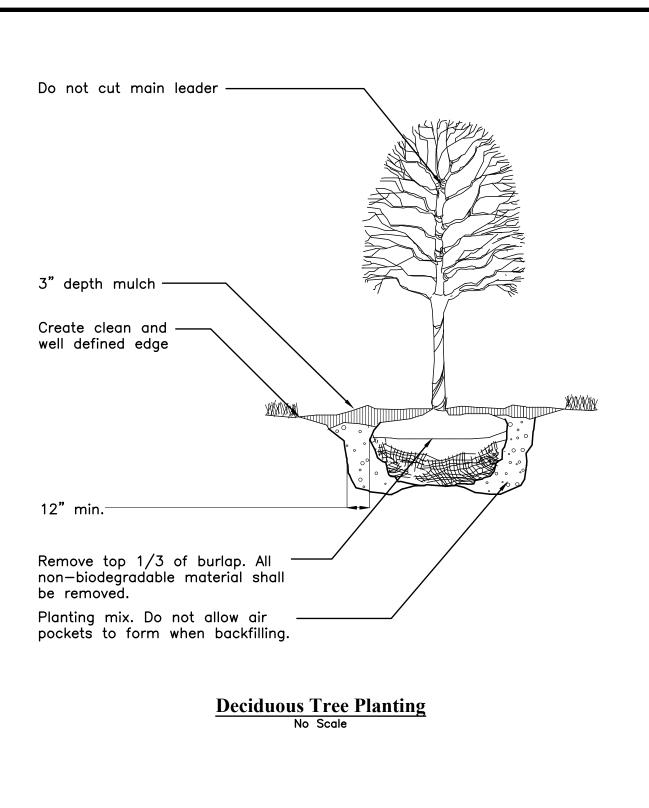


Manufacturer: Alumi-Guard or equal Product ID: Residential Ascot Finish: Black www.alumi-guard.com **Decorative Pool Aluminum Fence (At Clubhouse)**





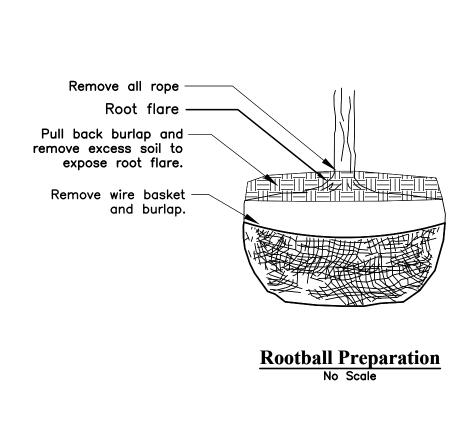
Artificial Turf No Scale



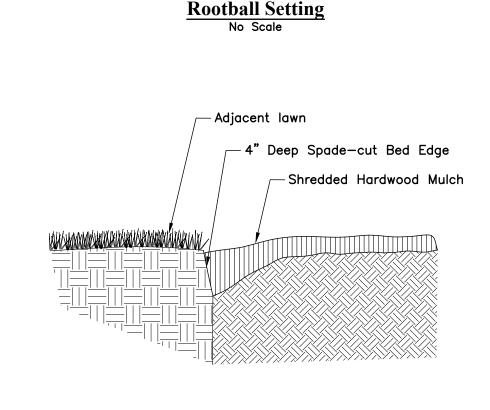
3" depth mulch. Mulch shrubs in beds as continuous hedge. Do not block surface flow of storm water across hedges. Create clean and well defined edge Planting mix. Do not allow air pockets to form when backfilling.

Remove top 1/3 of burlap for B&B root balls. All non-biodegradable material shall be totally removed.

> **Shrub Planting** No Scale



Leave mulch 2" away from trunk 3" depth mulch Seeded lawn above finished grade.



Planting Bed Edge
No Scale

 Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor. 2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.

Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.

Confirm location of all utilities and subsurface drain lines prior to plant installation. 5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor

Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.

Irrigation system, if applicable, shall be complete and operational prior to landscape planting. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.

9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.

Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.

11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless

12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.

All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting. Install all plants in accordance with planting details and specifications.

Parking lot and street trees shall have a clear canopy height of 6' min.

Trees shall be placed a minimum of 3' from sidewalks and curbs. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost,

one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant

containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi. 19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subrade. Place remaining Planting Mix in settled 6 inch lifts. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede

21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting

22. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form. 23. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.

24. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the 25. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period All annuals to be provided by Contractor from available seasonal stock.

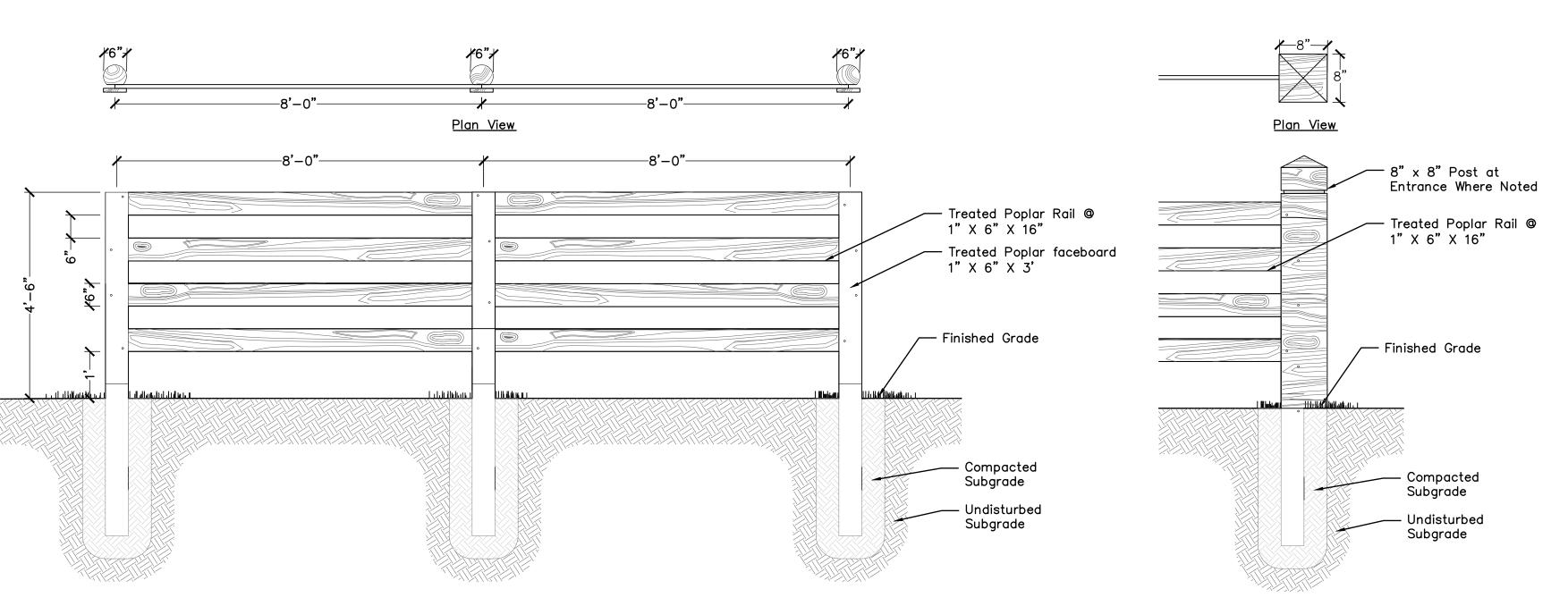
Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet. 28. Lawn seed shall not have less than 98 percent purity and not have less than 90 percent germination.

1.5" x 5.5" x 71.75" T&G INTERLOCKING PICKETS U-Channels 5.5" 1.5" x 5.5" x 71.75" Aluminum Channel in bottom rail only

Panel can accommodate a slope of 3.75" over 6' using the racking method

Vinyl Privacy Fence (On Rear of Lots)

Post in ground 30-33"*



<u>Elevation</u>

4 Rail Horse Fence Painted Black
NO SCALE

<u>Elevation</u>

4 Rail Horse Fence 8" X 8" Post Condition Painted Black NO SCALE

★ PE10606045

/≫Horn

Kimley

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